128.0	0002	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	865,000 /	865,000
USE VALUE:	865,000 /	865,000
ASSESSED:	865,000 /	865,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STRAUBING HOWARD
Owner 2:	GILDAY NANCY M
Owner 3:	
Street 1:	63 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 2346 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	385,900		479,100	865,000
Total Card	0.137	385,900		479,100	865,000
Total Parcel	0.137	385,900		479,100	865,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.71 | /Parcel: 368.71

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	82859
GIS Ref	
GIS Ref	
Insp Date	04/24/18

PREVIOUS ASSESSMENT

Parcel ID 128.0-0002-0018.0

!10006!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	385,900	0	5,962.	479,100	865,000		Year end	12/23/2021
2021	101	FV	374,400	0	5,962.	479,100	853,500		Year End Roll	12/10/2020
2020	101	FV	374,500	0	5,962.	479,100	853,600	853,600	Year End Roll	12/18/2019
2019	101	FV	285,900	0	5,962.	449,100	735,000	735,000	Year End Roll	1/3/2019
2018	101	FV	293,600	0	5,962.	371,300	664,900	664,900	Year End Roll	12/20/2017
2017	101	FV	293,600	0	5,962.	341,400	635,000	635,000	Year End Roll	1/3/2017
2016	101	FV	293,600	0	5,962.	311,400	605,000	605,000	Year End	1/4/2016
2015	101	FV	277,100	0	5,962.	305,400	582,500	582,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:56:29

LAST REV

Date	Time
05/13/19	10:02:43

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10006

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALKER CALVIN R	1208-137		7/29/1999		301,000	No	No		
	877-79		7/15/1976		34,500	No	No		N

USER DEFINED

Prior Id # 1:	82859
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2018	1857	New Wind	6,380	C				
9/17/2015	1361	Redo Bat	18,075		9/17/2015			Bathroom remodel a
4/7/2010	271	Redo Bas	8,855	C				FINISHED TV ROOM I
9/14/2005	833	Addition	117,272	C		G7	GR FY07	1 STY 20X21 ADD LF
5/20/2004	393	Re-Roof	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2018	MEAS&NOTICE	CC	Chris C
2/2/2009	Meas/Inspect	345	PATRIOT
12/1/1999	Meas/Inspect	243	PATRIOT
8/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	479,087	Spl Credit		Total: 479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

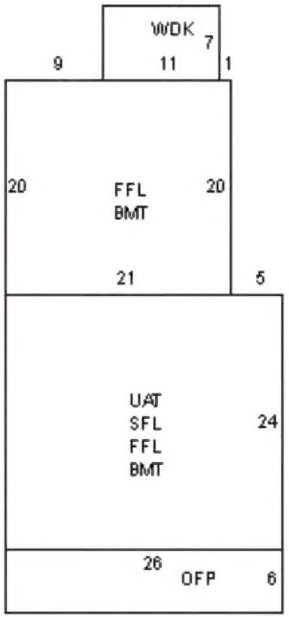
OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

ADDITION HEAT=GAS/FHA.. OF=BMT SINK.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB 1

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27949643
Const Adj.:	0.98000199
Adj $ / SQ:	169.278
Other Features:	86800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474119
Depreciation:	88186
Depreciated Total:	385933

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.28
Special Features:	0	Val/Su Net:	124.44
Final Total:	385900	Val/Su SzAd	231.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,044	81.250	84,828
FFL	First Floor	1,044	169.280	176,726
SFL	Second Floor	624	169.280	105,629
OFP	Open Porch	156	26.540	4,140
UAT	Upper Attic	156	94.800	14,788
WDK	Deck	77	15.680	1,207

Net Sketched Area:	3,101			Total:	387,318
Size Ad	1668	Gross Area	3569	FinArea	2346

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	
UAT	100	FLA	100	F	

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

128.0-0002-0018.0

IMAGE

AssessPro Patriot Properties, Inc